



Talbot Hall Planned Development

10 JUNE 2014

Talbot Hall West, LLC

Talbot Hall Planned Development

600 Talbot Hall Road

► Located

- At the end of Talbot Hall Road on the Elizabeth River at Crab Creek

► Developed

- Talbot Hall Manor House built in 1799
- Owned by the Episcopal Diocese of Southern Virginia

► Request

- Develop site with 14 single-family homes
- Manor House to remain



Background

- ▶ Approximately 7 acres
- ▶ The Episcopal Diocese of Southern Virginia owns the property which contains:
 - ▶ Manor house
 - ▶ Conference center
 - ▶ Residence
- ▶ Talbot Hall Manor House
 - ▶ Only structure proposed to remain on the site
 - ▶ Eligible for listing as state, national historic structure or a local landmark
 - ▶ The applicant is creating a foundation to preserve the manor house

Request

Amend *plaNorfolk2030*

- ▶ Currently Institutional land use category based on ownership by an institutional user.
- ▶ Given the pending change of ownership, the Institutional land use is no longer appropriate.
 - ▶ Amendment to Single Family Suburban will allow residential development similar to that to the east and north.



Request

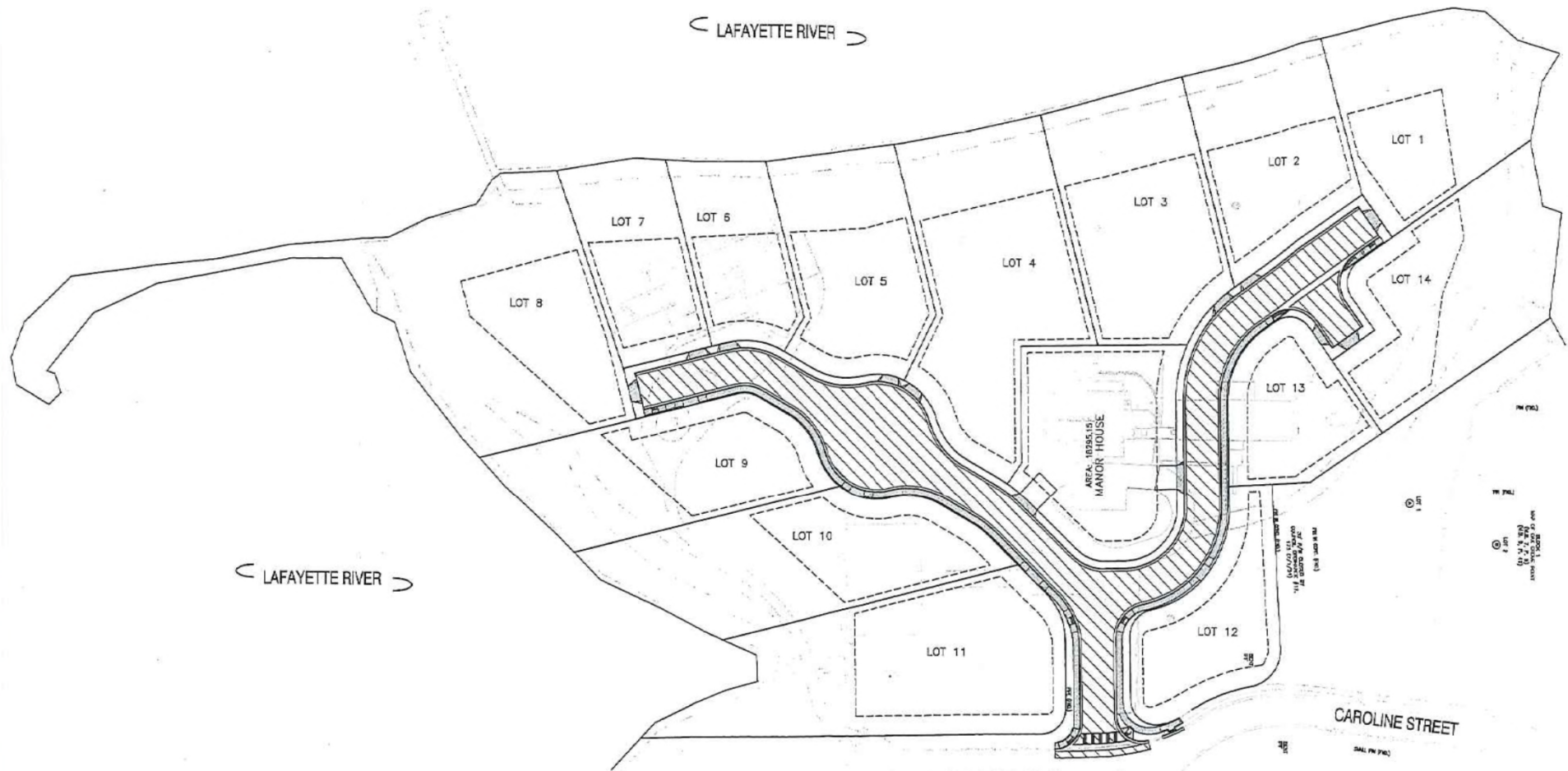


Rezoning

- ▶ Create the Talbot Hall Planned Development (PD-R Talbot Hall)
- ▶ Rezone property
 - ▶ From: Open Space Preservation
 - ▶ To: PD-R Talbot Hall
- ▶ Allow 14 new homes
- ▶ Preserve Talbot Hall Manor House



VIRGINIA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE (NAD 1983/83)



Planning Commission Public Hearing

- ▶ Approval recommended by a vote of 4 to 1
- ▶ Proponents (68 people)
 - ▶ Single-family homes
 - ▶ Larger lots in keeping with the character of the neighborhood
 - ▶ Preserving Talbot Manor Home
- ▶ Opponents (28)
 - ▶ Maintain as a park
 - ▶ Preservation of Manor Home alone not sufficient
 - ▶ Preservation of view corridor from Manor Home to water is necessary to provide sense of setting
 - ▶ Opportunity for public access to water should be considered

Next Steps

- ▶ Applications are scheduled for Public Hearing at City Council on 24 June 2014